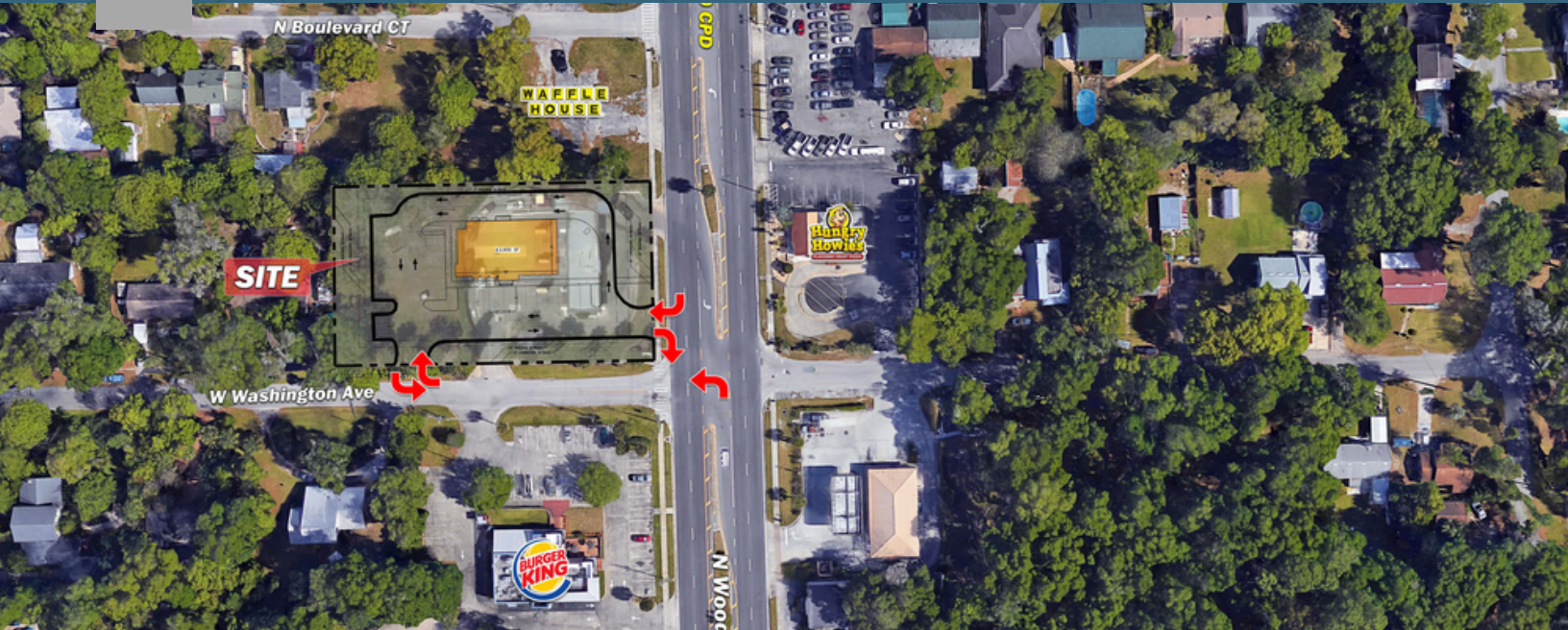


FOR GROUND LEASE OR BUILD-TO-SUIT

# Prime Parcel Fronting Hwy 92

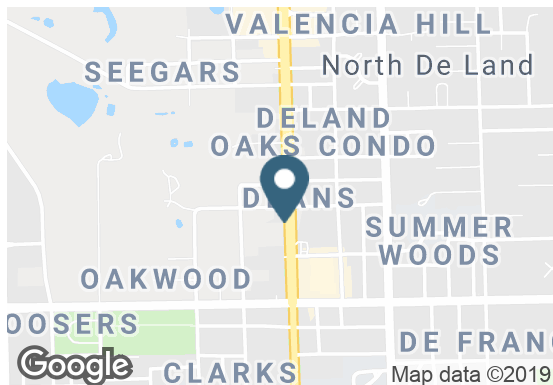
1102 N Woodland Blvd | DeLand, FL



## Overview

**LEASE RATE** Contact Broker

**AVAILABLE SF** 0.91 Acres



## Description

- Prime parcel available for single tenant ground lease, build-to-suit or purchase
- New Waffle House on north side of parcel
- Site large enough to accommodate drive-thru
- 1/4 mile from AdventHealth Delane Hospital

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	7,984	43,900	75,395
2023 Growth	1.62%	1.56%	1.48%
Median Household Income	\$31,085	\$44,026	\$47,318
Daytime Population	9,744	46,022	72,334

Year: 2019 | Source: ESRI

## Contact

**MICHELE SWOPE**

407.563.6124 | michele.swope@srsre.com

**ALEX BISBEE**

407.864.6444 | alex.bisbee@srsre.com

## Traffic Counts

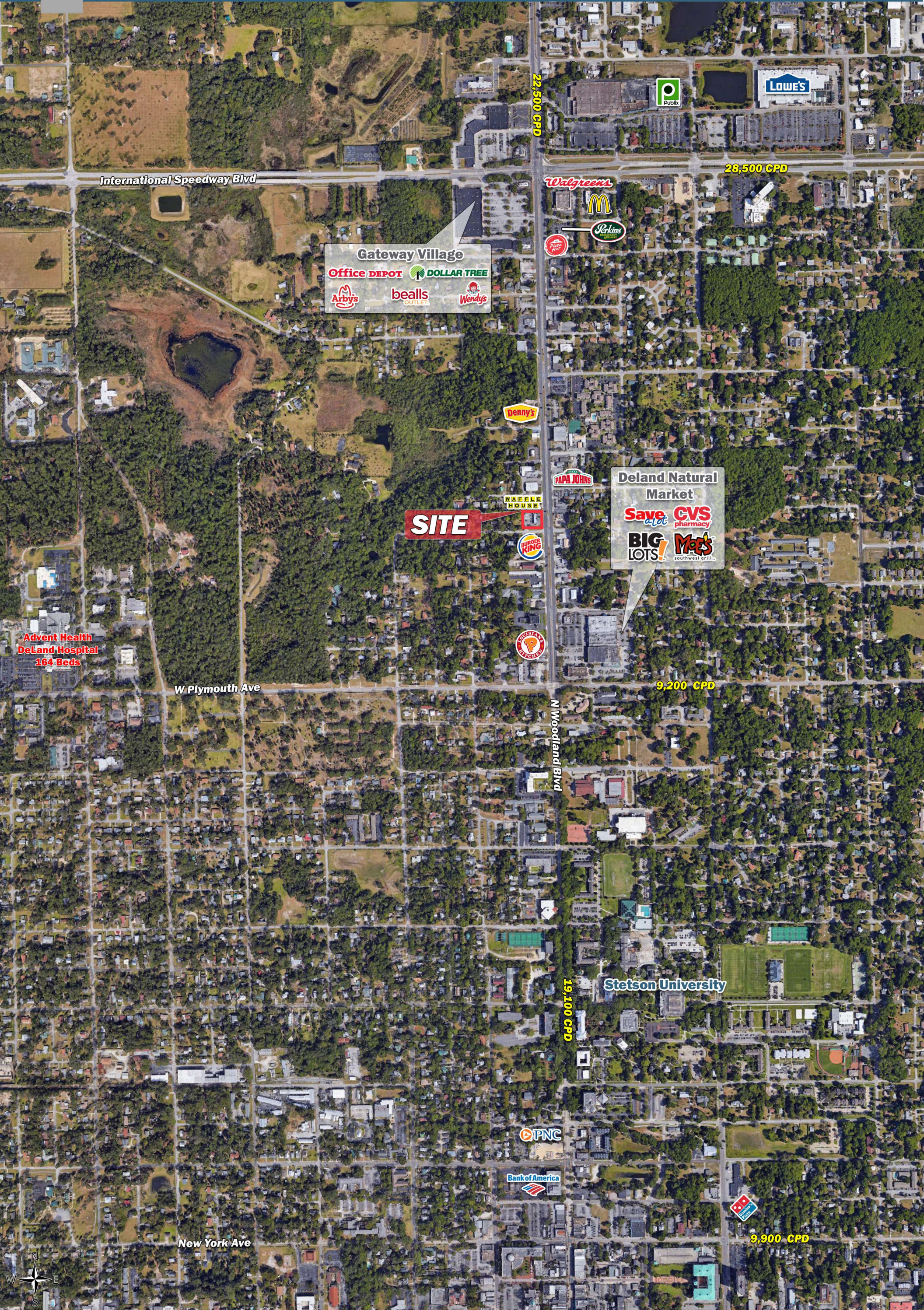
N Woodland Blvd	22,500 VPD
International Speedway Blvd	28,500 VPD
W Plymouth Ave	9,200 VPD

Year: 2019 | Source: FDOT

SRS REAL ESTATE PARTNERS | 200 S Orange Avenue, Suite 1300 | Orlando, FL 32801 | 407.455.5030

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM



International Speedway Blvd

22,500 CPD

28,500 CPD

**Gateway Village**

Office DEPOT   DOLLAR TREE

Arbys   bealls OUTLET   Wendy's

**Deland Natural Market**

Save a Lot   CVS pharmacy

BIG LOTS!   Moe's southwest grill

**SITE**

Advent Health  
DeLand Hospital  
164 Beds

W Plymouth Ave

9,200 CPD

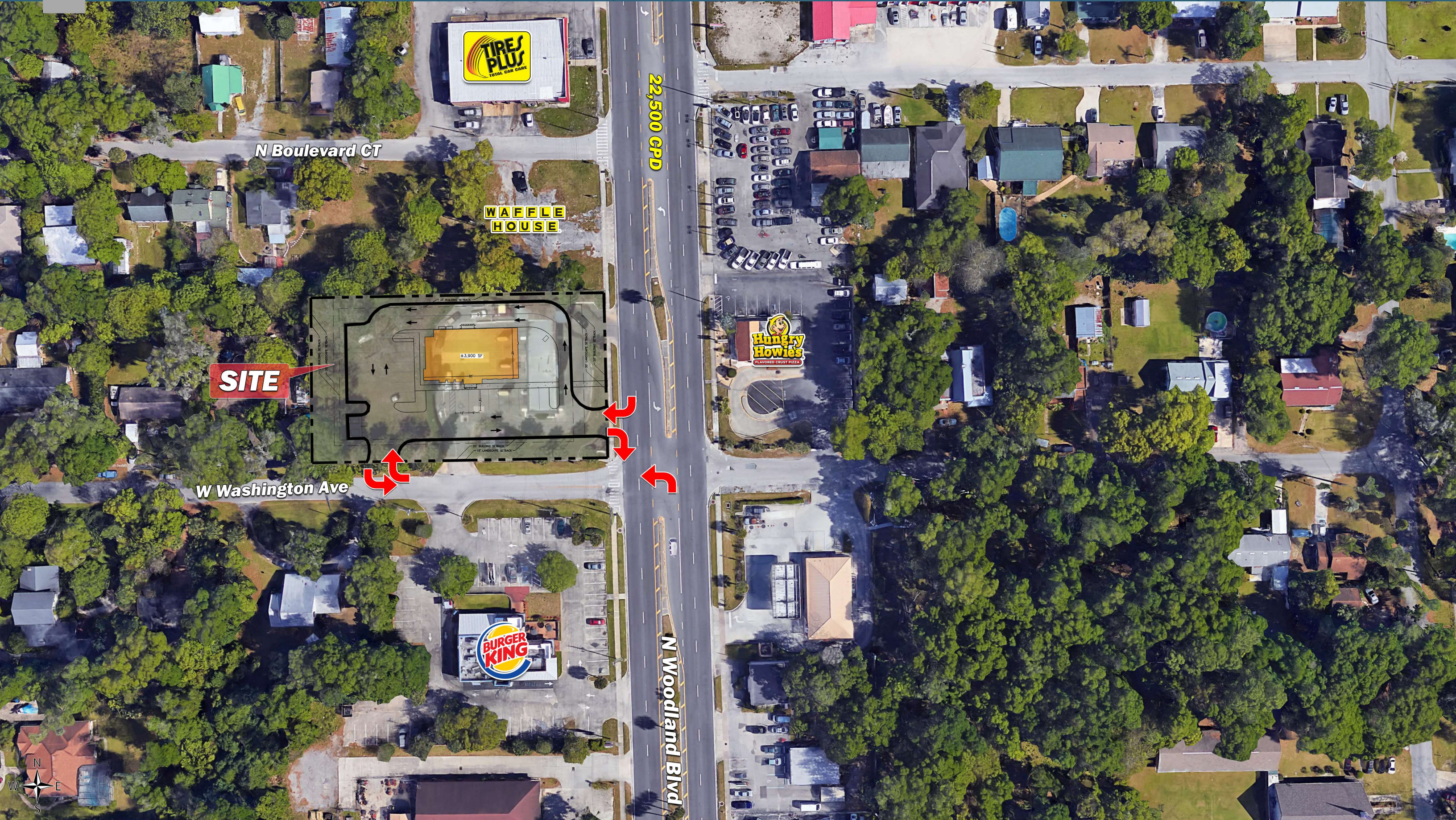
N Woodland Blvd

Stetson University

19,100 CPD

New York Ave

9,900 CPD



**SITE**

**Waffle House**

**Hungry Howies**  
FLAVORED CRUST PIZZA

**Burger King**

**Tires Plus**  
TOTAL CAR CARE

**22,500 CPD**



**N Boulevard CT**

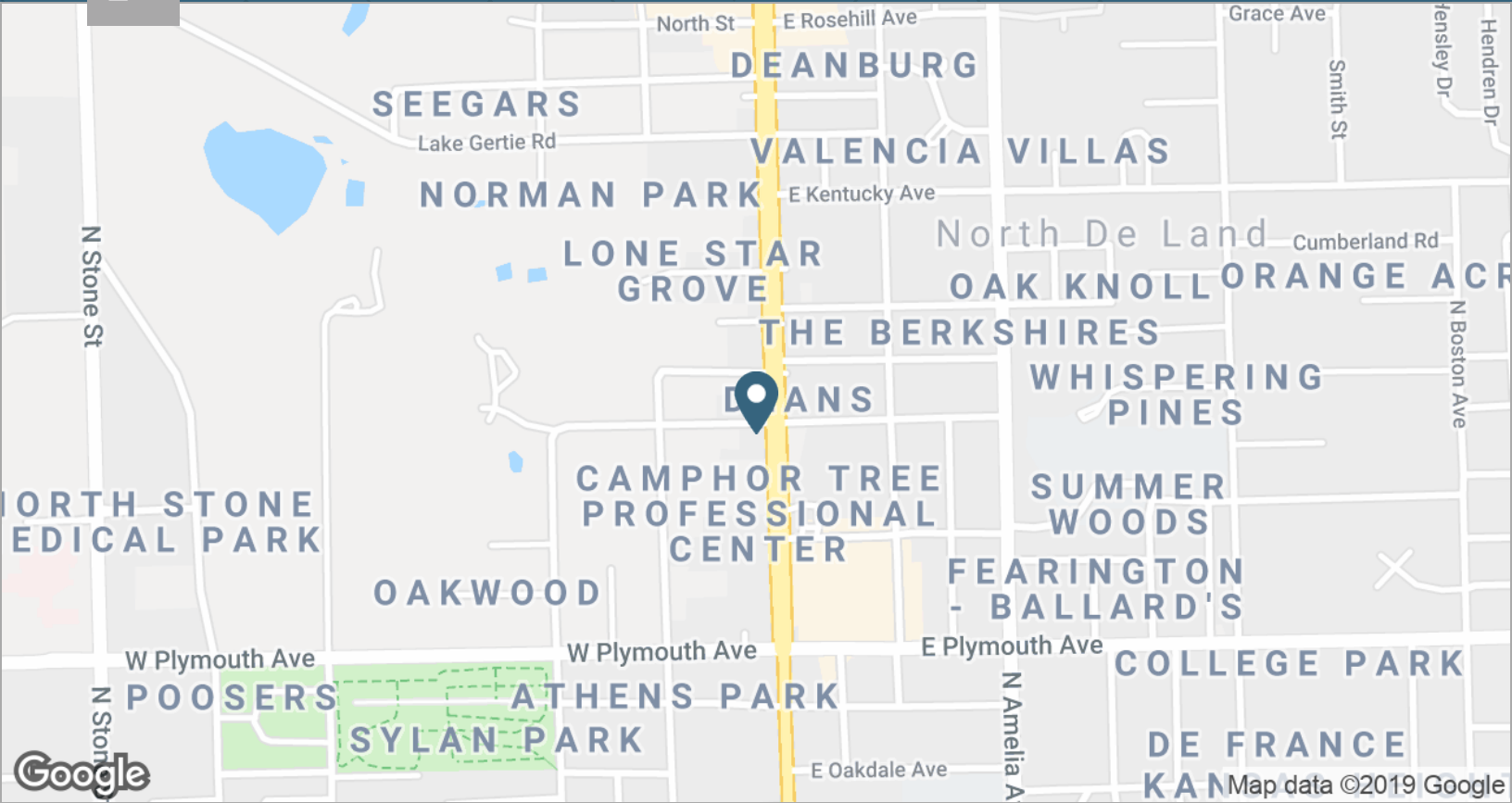
**W Washington Ave**

**N Woodland Blvd**



# Prime Parcel Fronting Hwy 92

1102 N Woodland Blvd | DeLand, FL



# Executive Summary

1102 N Woodland Blvd | DeLand, FL



	1 mile	3 miles	5 miles
<b>Population</b>			
2018 Population	7,984	43,900	75,395
2000 Population	6,535	32,999	56,642
2010 Population	7,007	38,347	67,194
2023 Population	8,651	47,439	81,157
2000-2010 Annual Rate	0.70%	1.51%	1.72%
2010-2018 Population: Annual Growth Rate	1.59%	1.65%	1.41%
2018-2023 Population: Annual Growth Rate	1.62%	1.56%	1.48%
2018 Median Age	39.5	41.5	43.8
<b>Households</b>			
2000 Households	2,607	13,022	22,530
2010 Households	2,743	14,982	26,561
2018 Total Households	3,098	16,936	29,446
2023 Total Households	3,363	18,299	31,663
2000-2010 Annual Rate	0.51%	1.41%	1.66%
2010-2018 Households: Annual Growth Rate	1.49%	1.50%	1.26%
2018-2023 Households: Annual Growth Rate	1.66%	1.56%	1.46%
2018 Average Household Size	2.42	2.44	2.46
<b>Housing Units</b>			
2018 Total Housing Units	3,647	19,356	33,556
2018 Owner Occupied Housing Units	1,273	10,214	19,598
2018 Renter Occupied Housing Units	1,825	6,722	9,848
2018 Vacant Housing Units	549	2,420	4,110
<b>Race and Ethnicity</b>			
2018 White Alone	49.7%	74.1%	79.8%
2018 Black Alone	37.5%	15.7%	11.2%
2018 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2018 Asian Alone	1.1%	1.9%	1.7%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	20.3%	15.5%	14.6%
<b>Income</b>			
2018 Median Household Income	\$31,085	\$44,026	\$47,318
2018 Average Household Income	\$47,213	\$62,707	\$64,841
Per Capita Income	\$19,446	\$25,477	\$26,367
<b>2018 Population 25+ by Educational Attainment</b>			
Total	5,446	30,146	53,632
High School Graduate	36.0%	28.7%	28.4%
GED/Alternative Credential	3.9%	3.6%	4.6%
Some College, No Degree	17.0%	22.1%	22.5%
Associate Degree	8.2%	10.5%	10.8%
Bachelor's Degree	10.5%	14.9%	14.9%
Graduate/Professional Degree	6.6%	9.0%	8.4%
<b>Data for all businesses in area</b>			
Total Businesses:	325	1,837	2,922
Total Employees:	4,283	19,270	29,569
Total Residential Population:	7,984	43,900	75,395
Employee/Residential Population Ratio:	0.54:1	0.44:1	0.39:1
2018 Total Daytime Population	9,744	46,022	72,334
Workers	4,084	19,147	27,961
Residents	5,660	26,875	44,373

Source: Esri, Esri and Infogroup, U.S. Census